

# Developer Roundtable

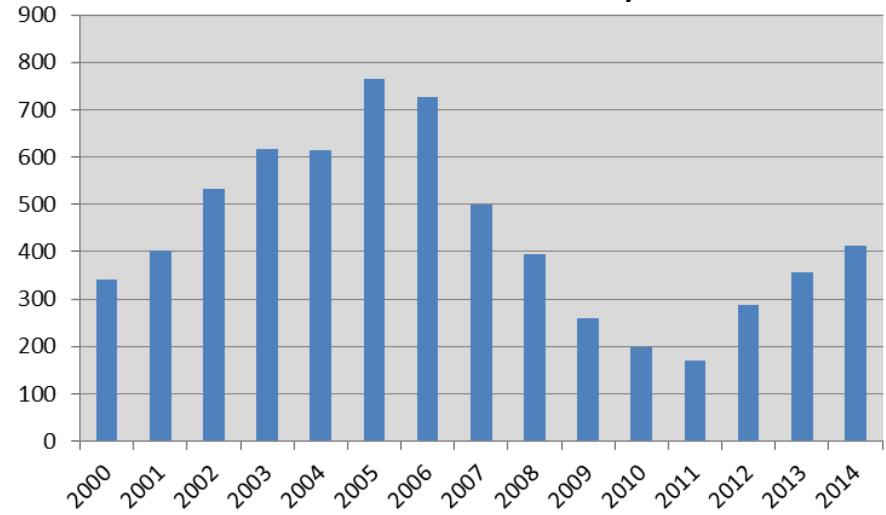
City of Burleson  
Development Services  
January 16, 2015

# Calendar Year SF Permits

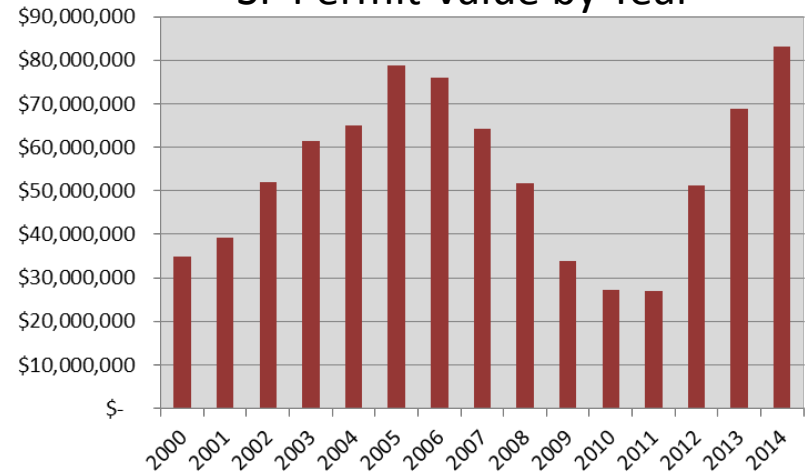
## City of Burleson

- SF Permits: 413
- Avg Value: \$201k
- More than \$80,000,000 in value
- Avg Size: 3,200 ft
- Avg Living Area: 2,500 ft

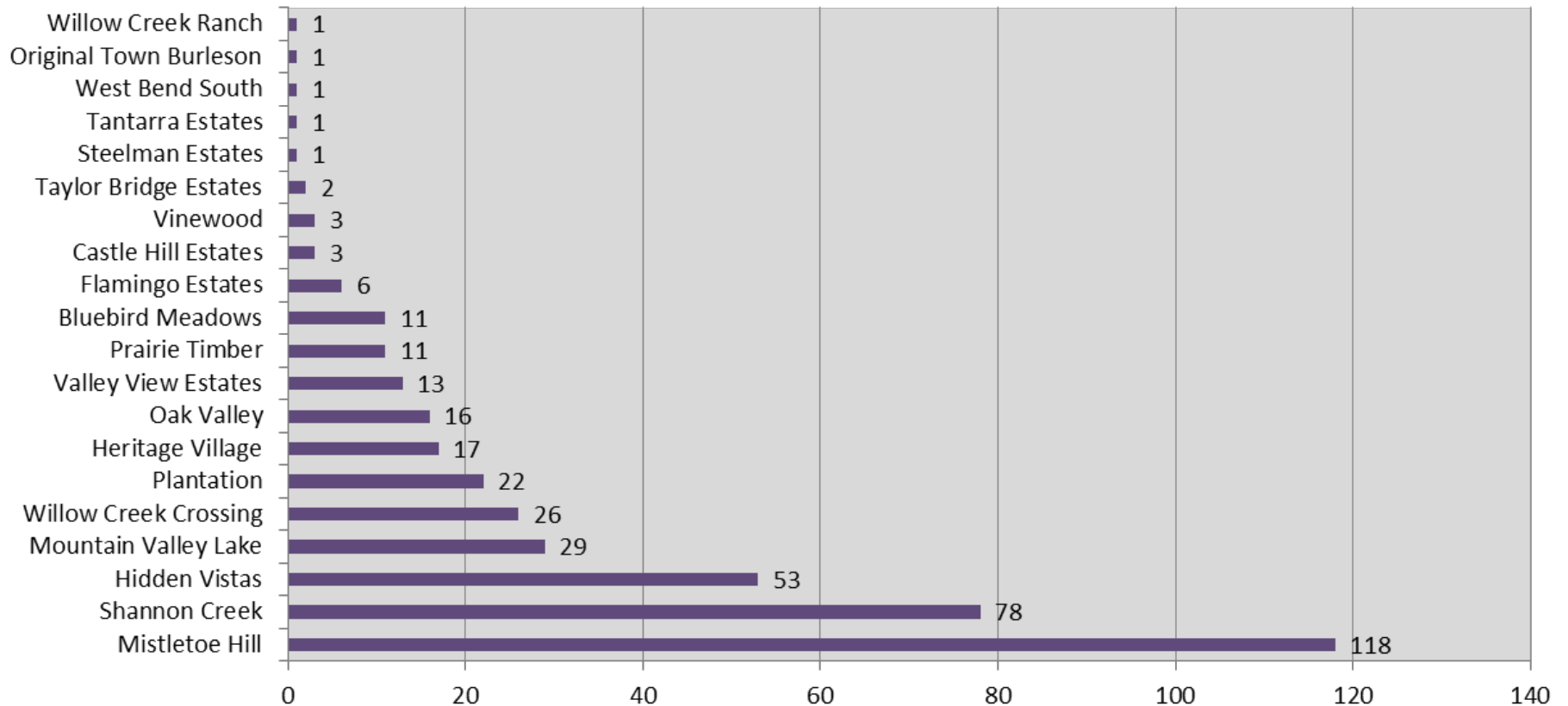
### SF Permit Count by Year



### SF Permit Value by Year



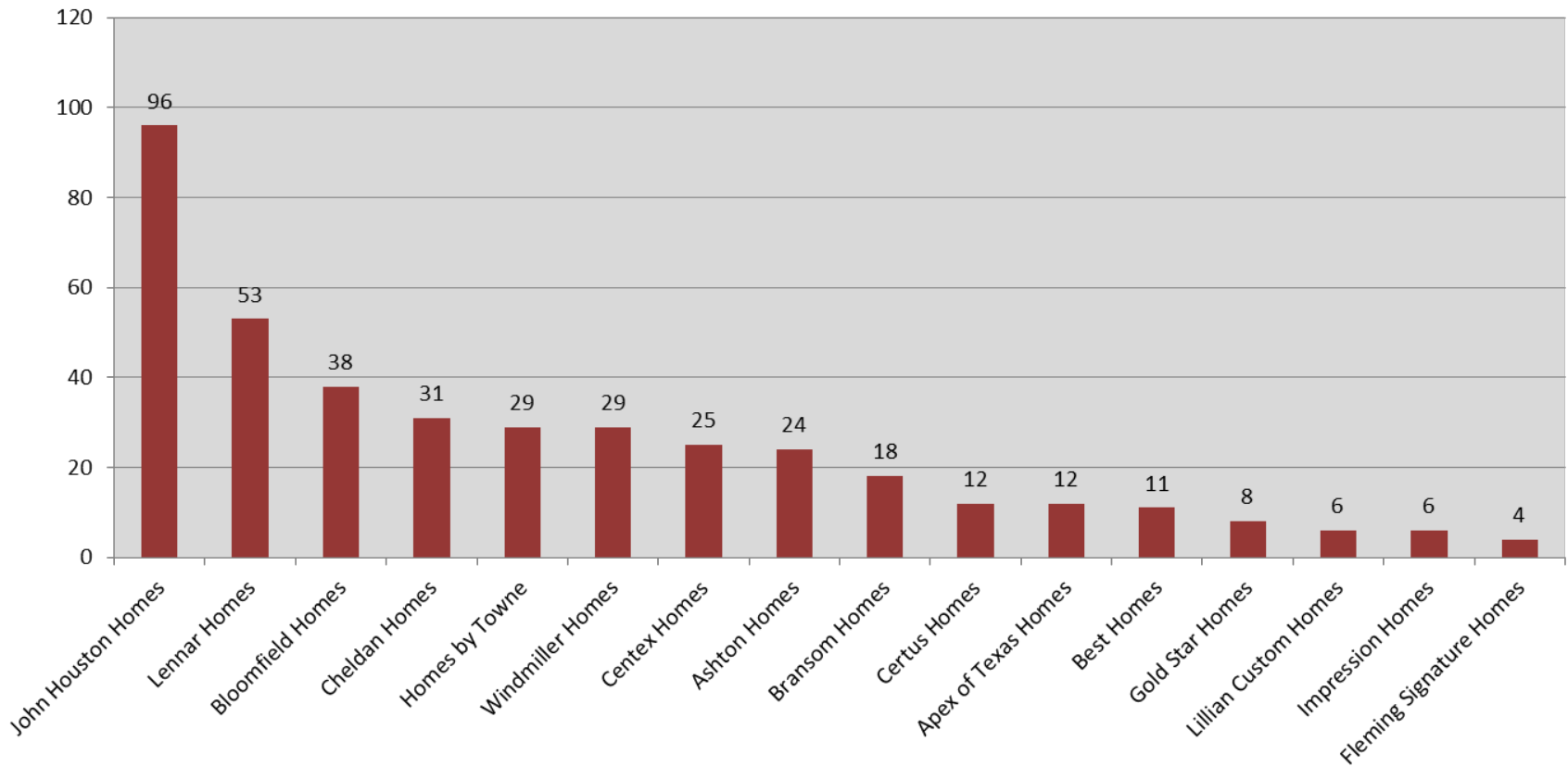
# Calendar Year 2015 Permit Count by Subdivision



# Quiz Question #1

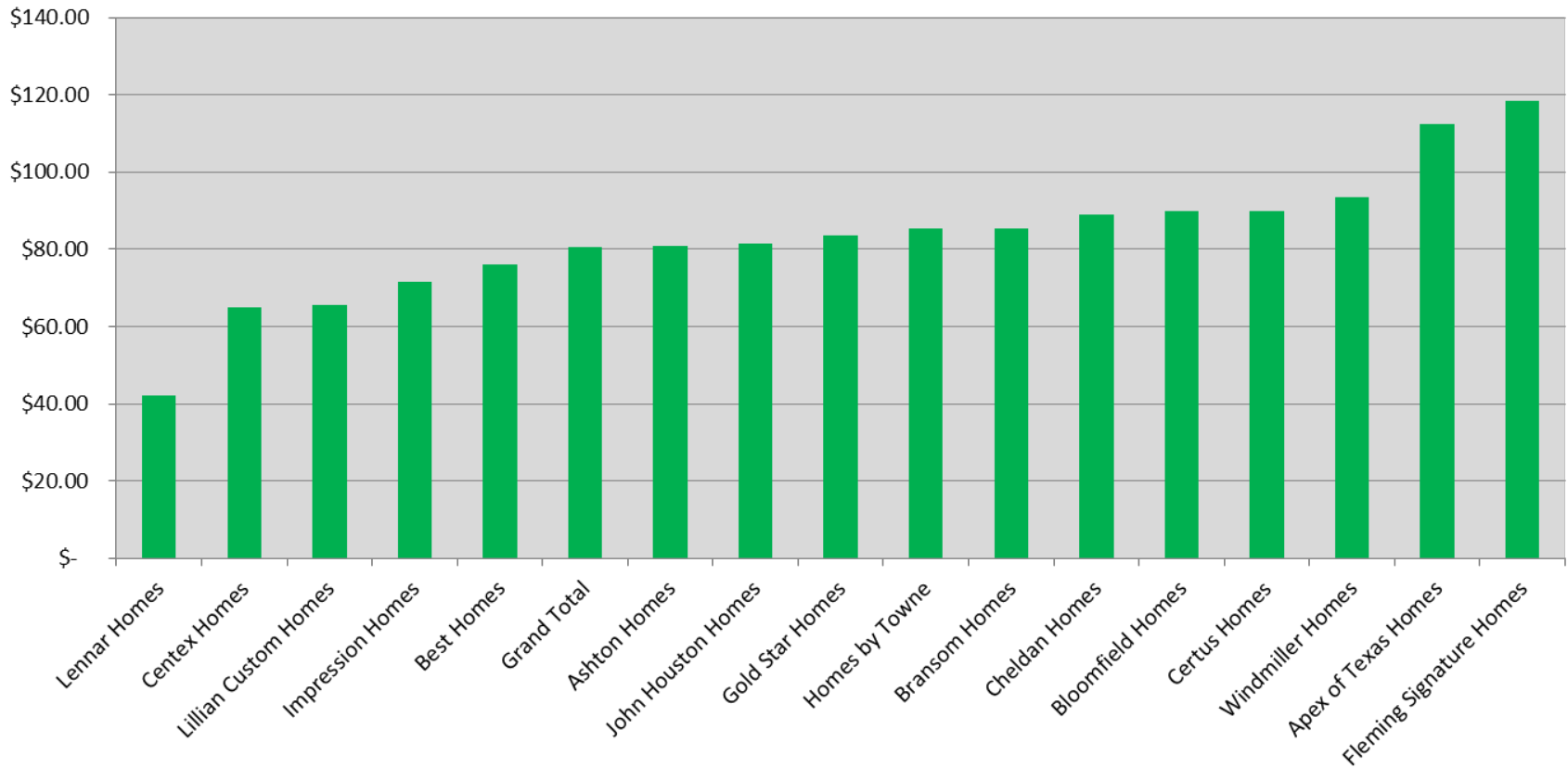
- Which builder built the most houses in 2014?
  - A. John Houston
  - B. Lennar
  - C. Centex
  - D. Windmillar
  - E. Bloomfield

# Calendar Year 2014 Permit Count by Builder



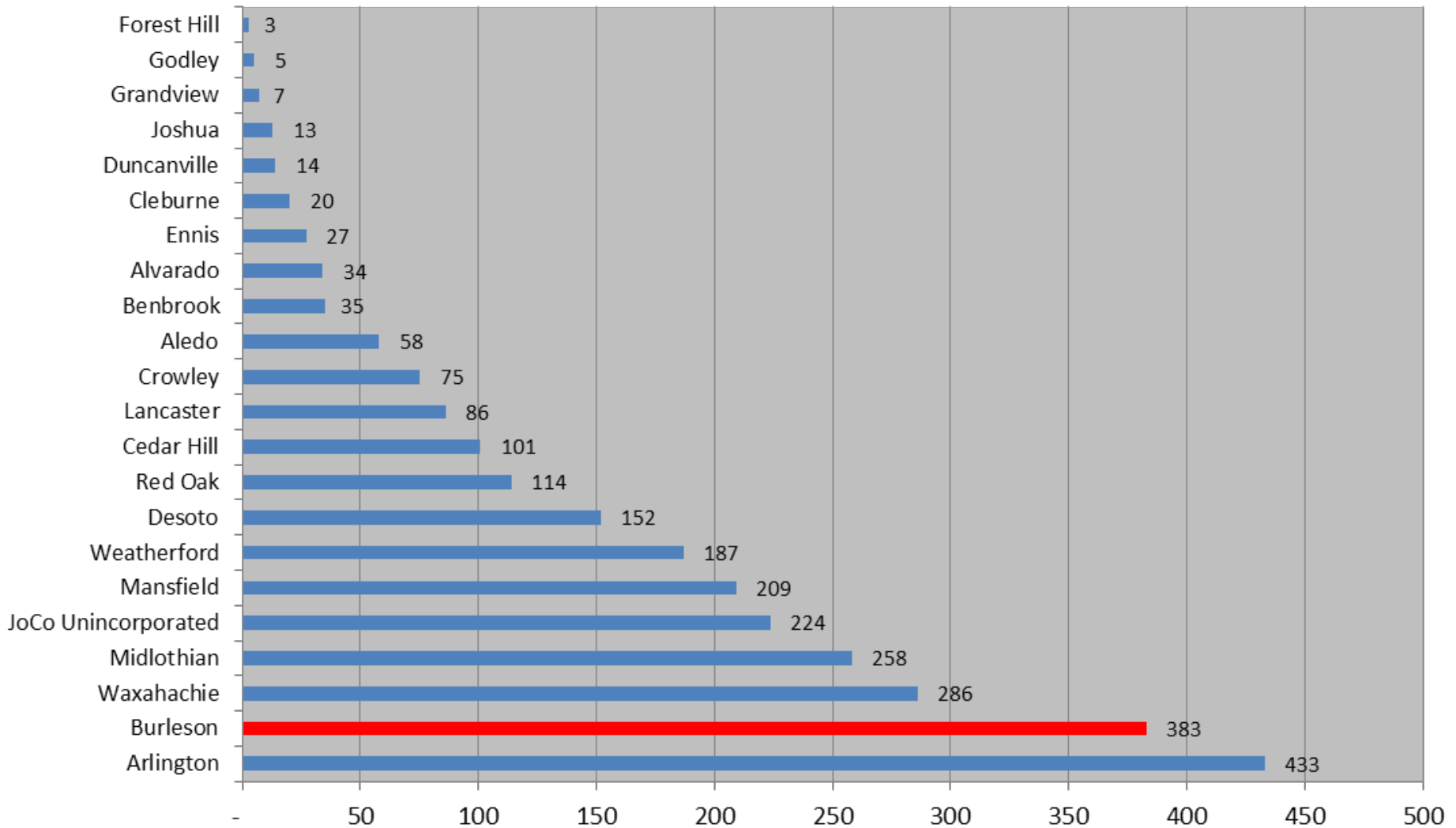
# SF Permit Value by Sq Ft

## City of Burleson



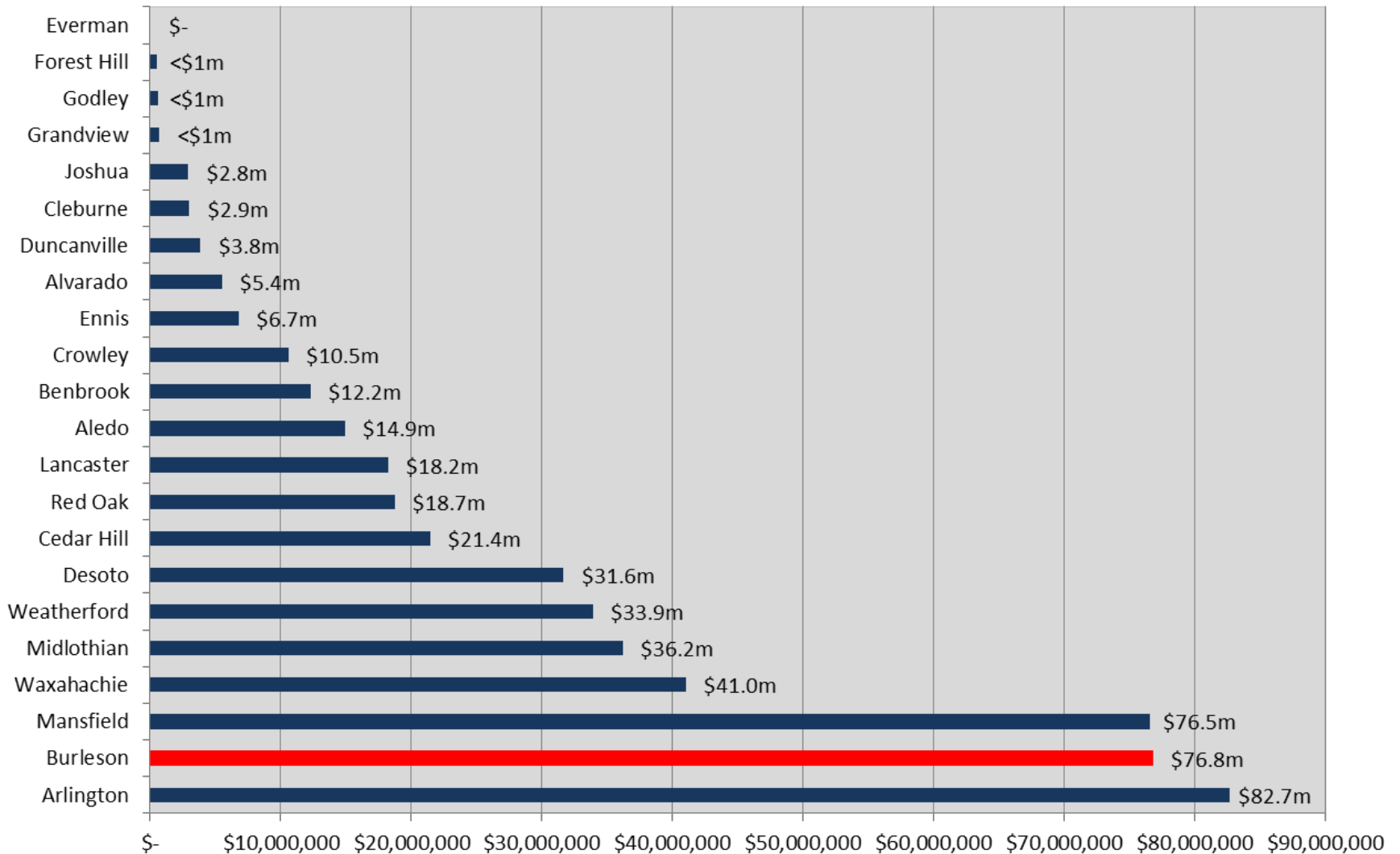
# New SF Home Permits

January – November 2014



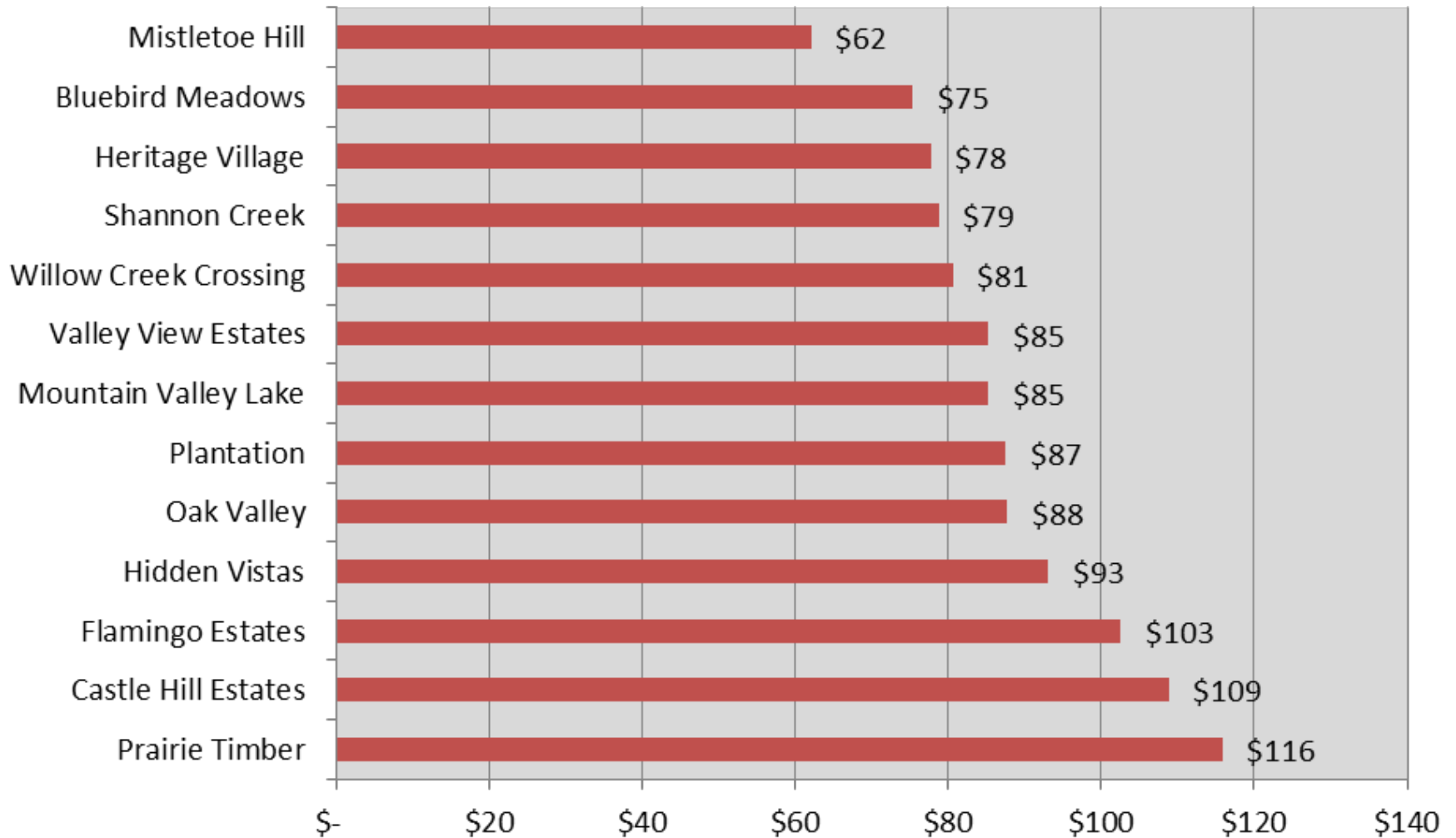
# SF Permit Value

Southern D/FW Cities, Jan – Nov 2014





# Permit Value per Foot by Subdivision



# SF Permit Data Table by Subdivision

## City of Burleson

	2014 Permits	Total Value	Avg Total Area	Avg Living Area	2014 Avg Value	2014 Price Per Foot
Mistletoe Hill	118	\$ 16,678,340	2,824	2,280	\$ 141,342	\$ 62
Shannon Creek	78	\$ 15,636,460	3,309	2,547	\$ 200,467	\$ 79
Hidden Vistas	53	\$ 13,596,205	3,596	2,759	\$ 256,532	\$ 93
Willow Creek Crossing	26	\$ 5,406,500	3,249	2,580	\$ 207,942	\$ 81
Plantation	22	\$ 5,189,540	3,456	2,696	\$ 235,888	\$ 87
Mountain Valley Lake	29	\$ 6,043,405	3,117	2,445	\$ 208,393	\$ 85
Heritage Village	17	\$ 2,003,000	1,673	1,516	\$ 117,824	\$ 78
Prairie Timber	11	\$ 3,695,000	4,089	2,901	\$ 335,909	\$ 116
Bluebird Meadows	11	\$ 1,849,113	2,774	2,232	\$ 168,101	\$ 75
Valley View Estates	13	\$ 3,457,995	4,377	3,123	\$ 266,000	\$ 85
Oak Valley	16	\$ 3,536,230	3,282	2,520	\$ 221,014	\$ 88
Flamingo Estates	6	\$ 1,825,884	3,973	2,968	\$ 304,314	\$ 103
Castle Hill Estates	3	\$ 1,126,020	4,736	3,450	\$ 375,340	\$ 109
Vinewood	3	\$ 366,236	2,499	1,840	\$ 122,079	\$ 66
Taylor Bridge Estates	2	\$ 667,702	4,426	3,174	\$ 333,851	\$ 105
Steelman Estates	1	\$ 325,000	3,543	2,976	\$ 325,000	\$ 109
Tantarra Estates	1	\$ 450,000	7,307	4,995	\$ 450,000	\$ 90
West Bend South	1	\$ 235,990	3,538	2,764	\$ 235,990	\$ 85
Original Town Burleson	1	\$ 280,000	4,369	3,233	\$ 280,000	\$ 87
Willow Creek Ranch	1	\$ 800,000	6,985	5,139	\$ 800,000	\$ 156
<b>Total</b>	<b>413</b>	<b>\$ 83,168,620</b>	<b>3,211</b>	<b>2,502</b>	<b>\$ 201,377</b>	<b>\$ 80</b>

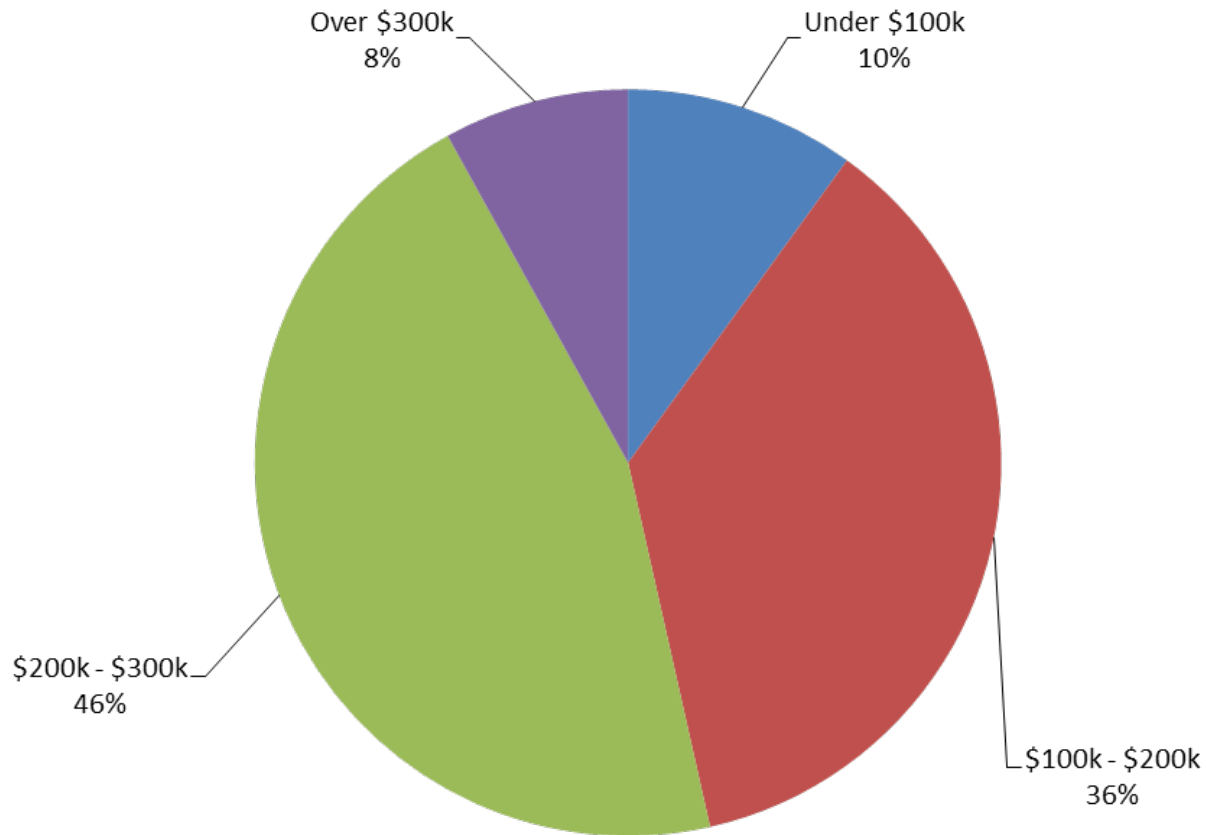
# SF Permit Data Table by Builder

## City of Burleson

Contractor Name	2014 Permits	Total Value	Avg Value	Avg Total Area	Avg Living Area	2014 Price Per Foot
John Houston Homes	96	\$ 20,067,436	\$ 209,036	3,278	2,569	\$ 81.36
Lennar Homes	53	\$ 5,018,711	\$ 94,693	2,747	2,252	\$ 42.06
Bloomfield Homes	38	\$ 9,283,920	\$ 244,314	3,465	2,717	\$ 89.91
Cheldan Homes	31	\$ 6,446,910	\$ 207,965	2,921	2,339	\$ 88.92
Homes by Towne	29	\$ 6,043,405	\$ 208,393	3,117	2,445	\$ 85.22
Windmillier Homes	29	\$ 7,790,023	\$ 268,621	3,861	2,878	\$ 93.33
Centex Homes	25	\$ 3,198,815	\$ 127,953	2,506	1,974	\$ 64.83
Ashton Homes	24	\$ 5,060,000	\$ 210,833	3,531	2,606	\$ 80.91
Bransom Homes	18	\$ 2,453,000	\$ 136,278	1,792	1,595	\$ 85.45
Apex of Texas Homes	12	\$ 4,145,000	\$ 345,417	4,357	3,076	\$ 112.31
Certus Homes	12	\$ 2,469,000	\$ 205,750	2,953	2,286	\$ 90.00
Best Homes	11	\$ 2,600,904	\$ 236,446	3,941	3,110	\$ 76.03
Gold Star Homes	8	\$ 1,535,000	\$ 191,875	3,053	2,299	\$ 83.47
Impression Homes	6	\$ 1,236,700	\$ 206,117	3,699	2,879	\$ 71.59
Lillian Custom Homes	6	\$ 962,000	\$ 160,333	2,965	2,442	\$ 65.65
Fleming Signature Homes	4	\$ 1,515,000	\$ 378,750	4,396	3,201	\$ 118.33
Burleson Land Co Inc	2	\$ 236,236	\$ 118,118	2,577	1,904	\$ 62.05
Glacier Homes	2	\$ 500,000	\$ 250,000	4,729	3,575	\$ 69.94
Christian Brothers Constructio	1	\$ 300,000	\$ 300,000	5,095	3,181	\$ 94.31
Couto Homes	1	\$ 364,560	\$ 364,560	4,682	3,286	\$ 110.94
Dan Thomas	1	\$ 400,000	\$ 400,000	6,598	4,633	\$ 86.34
Franks Development Corp	1	\$ 800,000	\$ 800,000	6,985	5,139	\$ 155.67
John Askew Homes	1	\$ 242,000	\$ 242,000	4,454	2,997	\$ 80.75
Tambert LLC	1	\$ 175,000	\$ 175,000	2,797	1,950	\$ 89.74
Trey's Construction	1	\$ 325,000	\$ 325,000	3,543	2,976	\$ 109.21
<b>Grand Total</b>	<b>413</b>	<b>\$ 83,168,620</b>	<b>\$ 201,377</b>	<b>3,211</b>	<b>2,502</b>	<b>\$ 80.47</b>

# SF Permit Value 2014

## City of Burleson

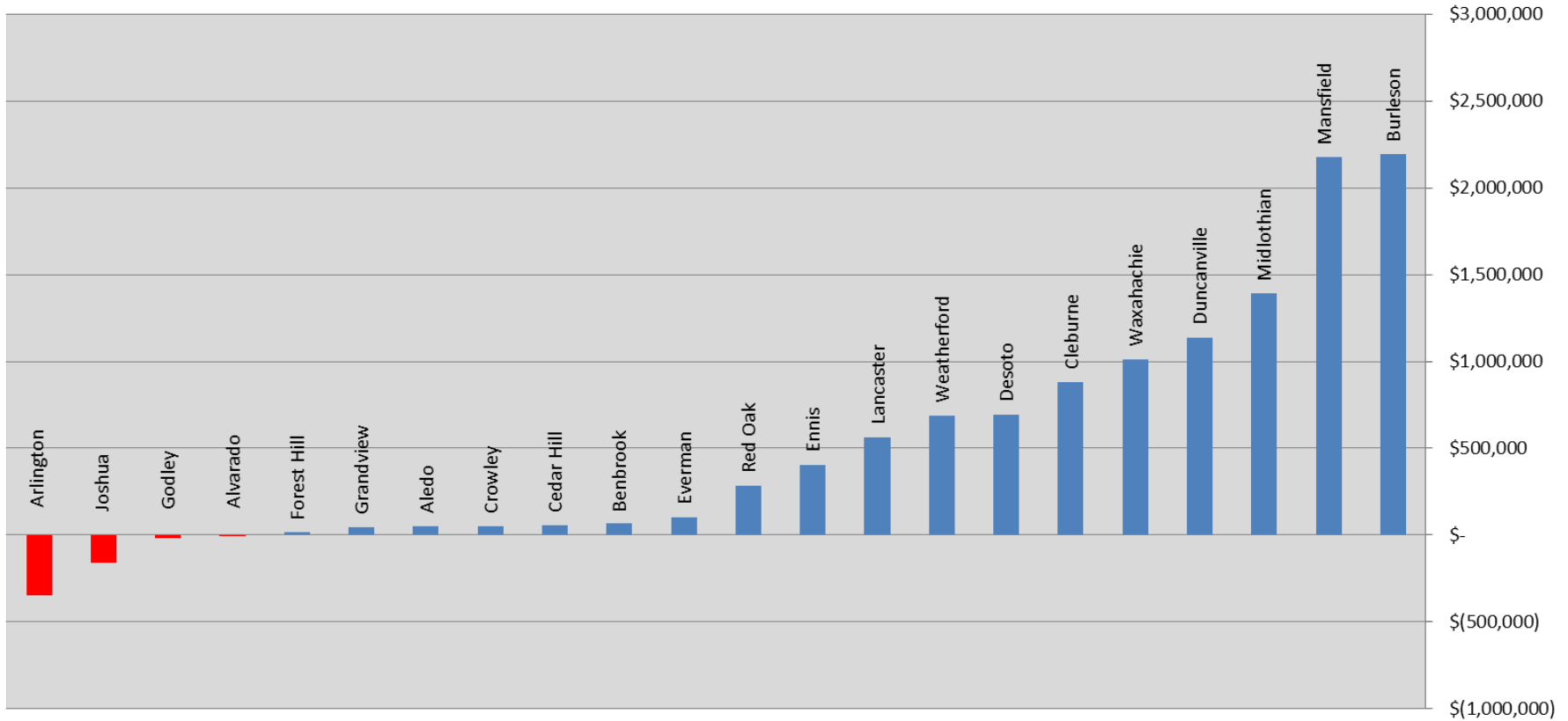


# Quiz Question #2

- Which of the 22 southern D/FW cities had the highest growth in sales tax for 2014?
  - A. Mansfield
  - B. Midlothian
  - C. Arlington
  - D. Burleson

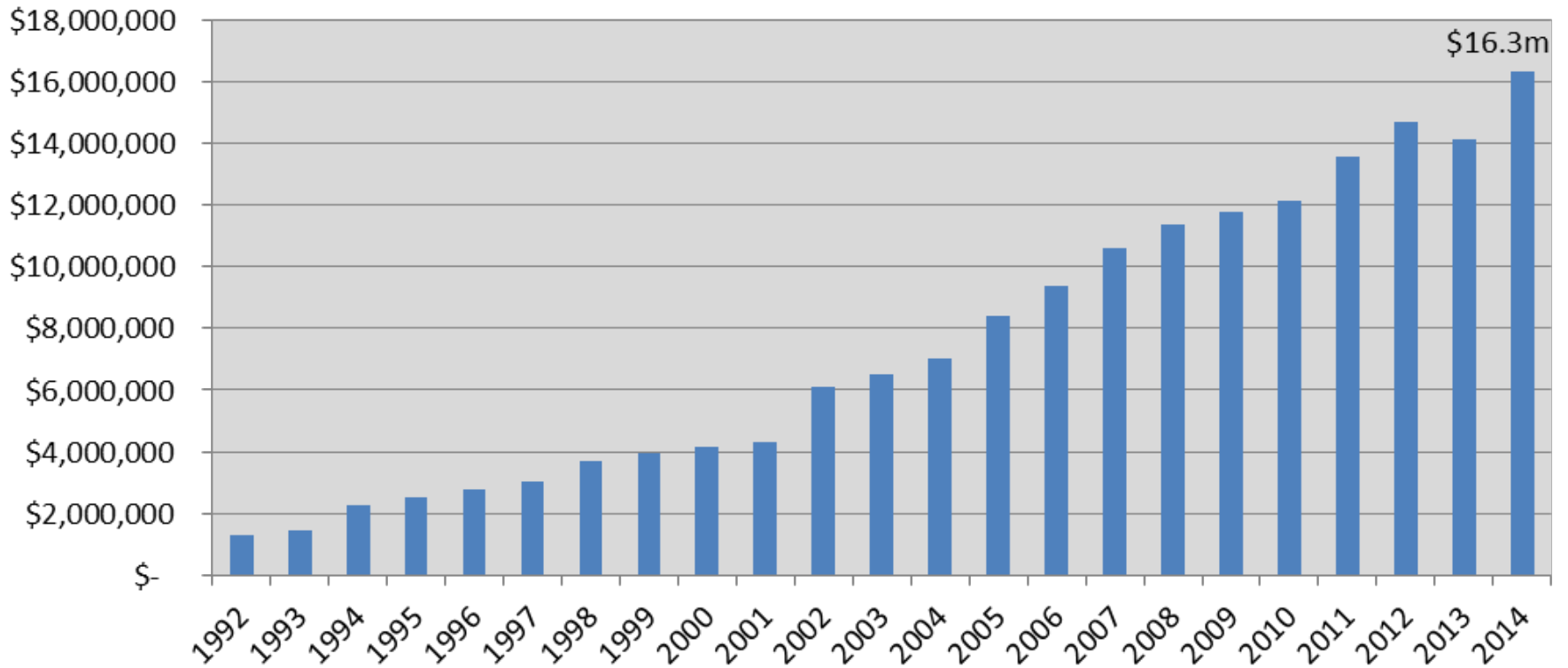
# Sales Tax Growth 2014

## Southern D/FW Cities



# Sales Tax Payments

## City of Burleson



# Impact of Oil / Gas

- Last time we met, West Texas Intermediate was around \$80 / barrel....today mid-\$40s
- Question has been posed about what will be the impact of the drop
- To City's property and sales tax, a drop in revenue could occur...
  - Oil / Gas Taxable Value in Burleson (2014 data)
    - Halliburton: \$ 17m - \$20m
    - Dragon: \$ 23m - \$25m
    - Baker Hughes: \$ 4m - \$ 7m
    - If all this was gone by 2016, -\$384k / year in property tax revenue
  - Oil / Gas service companies will not be as busy with sales / rentals of equipment
    - A significant portion of the gain in sales tax over last five years has been due to increased manufacturing, rental, and sales of oil / gas equipment

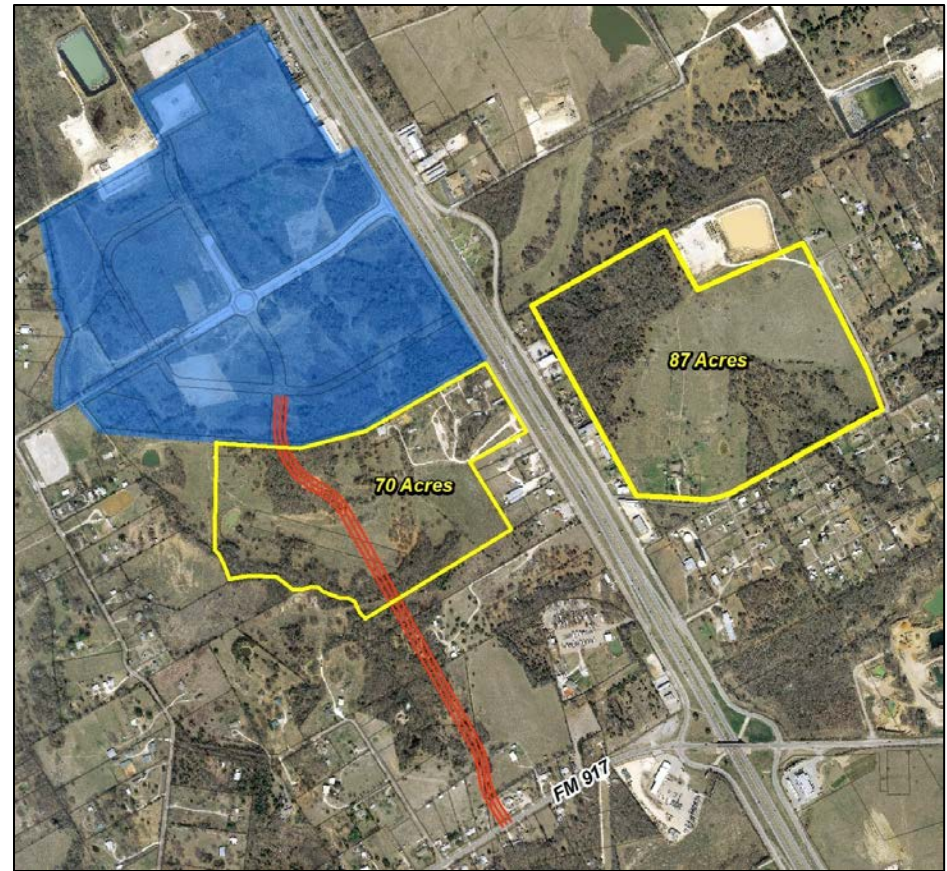


# Impact of Oil / Gas

- Johnson County employment and wages will be impacted by some measure
  - In 2004, 290 employees in the oil/gas extraction industry
    - Their average wage was \$41k
    - Represented **1.6%** of County's private company wages
  - In 2014, 2,300+ employees in the oil/gas extraction industry
    - Their average wage was \$64k
    - Represents **10%** of County's private company wages
  - From 2004 - 2014, the growth in oil/gas jobs countywide represents 1 in every 4 jobs added by private employers
  - If you lost half these jobs, impact would be 3 – 4 points on unemployment rate
    - Current Unemployment Rate (November 2014)
      - Burleson 3.6%
      - Johnson County 4.3%
- Real impact remains to be seen, but we will want to keep an eye on it
  - Particularly since prices are subject to speculation and significant geopolitical pressures...

# Looking ahead to 2015

- Primarily more of the same
- Business park expansion is certain
  - Stuart Industries (36k ft) will open March “ish”
  - Wagner-Smith (72k ft) will open June
  - Construction starts on AirForce AirGuns (21k ft)
  - Vantage Drive is headed south to FM 917
- Kroger opens towards end of year
- Housing growth likely to stay between 375 – 450 homes, but at high values
- Couple of new subdivisions may appear on west side of town
  - Few hundred lots



# Old Town Burleson Update

- Staff still drafting the Old Town Plan update scope of work
  - Significant public input will be a part of this
- Mobility improvement project is out for bid
  - Main Street / Ellison Street / Parking areas
  - Alley project is being added later at request of the Council
  - Construction during 2015
- City recently selected as a focus site for the Congress of New Urbanism (CNU) for a design charrette
  - Topic will be pedestrian connectivity related to Renfro Street
- At Mayor's State of the City Address yesterday, discussion for a plaza development started

# What is a plaza?

- A public space designed and programmed for activity
  - Should be vibrant and engaging
- Range from 30,000 sq ft to 80,000 sq ft in size
- Some are highly landscaped, some are primarily hardscapes.
- Most recent movement has been to use them as urban activity centers



# What a plaza would need to be great?

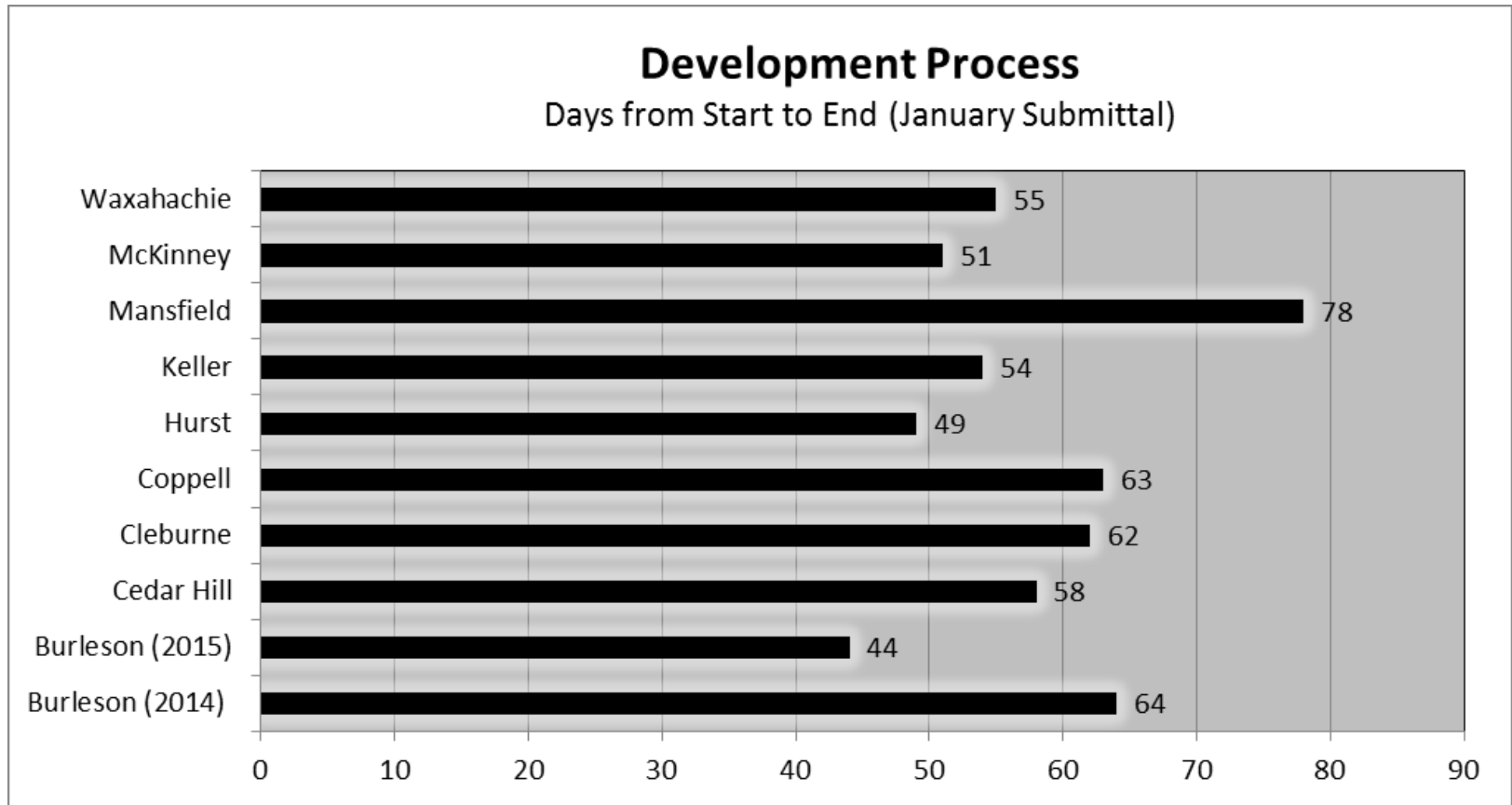
- **Activity is the key**
  - Formal and informal
  - People-watching
  - Family oriented
  - Place for concerts, movie-nights, etc
  - Place for Tai-chi, yoga, etc
  - Outdoor markets
- **Streetscape** surrounding it needs to show commitment to the pedestrian
- **Multi-story buildings** framing the plaza on at least two sides
- **Size** range from 30,000 sq ft to 80,000 sq ft.



# Development Calendar – 2015

- During 2014, we used a twice-a-month submittal calendar
  - Case processing (start to finish) took between 60 – 72 days
  - During last two months of year, we used a once-a-month submittal process
  - Development staff began talking about making this permanent for 2015
- On the pro side, we are only working on one submittal set at a time
- On the con side, developers might see this as too infrequent
- Staff worked together to shorten the case processing time to between 44 – 51 days

# Development Case Timing



# Development Calendar - 2015

<b>Application Deadline</b> 1st Monday 3:00 p.m. Except as noted.  Packet delivery to staff on following Wed. @ 4:00 p.m.	<b>DAC Staff Meeting</b> Wednesday 9:00 am  <u>Staff only</u> *	<b>Staff Comments Sent to Applicant</b> Email by Wed. after 3:00 p.m.  Staff will initiate a meeting with Applicant if needed. ****	<b>Revisions Due from Applicant</b> Due 12:00 Noon on Wed.  Staff will note any other revisions needed by Fri. 3 pm	<b>Final Revisions Due from Applicant</b> Due 12:00 Noon on Wed.  <b>Case WILL BE referred to next DAC Staff Meeting if incomplete</b>	<b>Planning and Zoning Hearing</b> 2nd Tuesday at 6:00 pm ** Except as noted.	<b>City Council Hearing</b> 3rd Monday at 7:00 p.m. ** Except as noted.  <b>Some items may require additional council meeting.</b>
1/5/2015	1/14/2015	1/21/2015	1/28/2015	2/4/2015	2/10/2015	2/16/2015
2/2/2015	2/11/2015	2/18/2015	2/25/2015	3/4/2015	3/10/2015	3/16/2015
3/2/2015	3/11/2015	3/18/2015	3/25/2015	4/8/2015	4/14/2015	4/20/2015
4/6/2015	4/15/2015	4/22/2015	4/29/2015	5/6/2015	5/12/2015	5/18/2015
5/4/2015	5/13/2015	5/20/2015	5/27/2015	6/3/2015	6/9/2015	6/15/2015
6/1/2015	6/10/2015	6/17/2015	6/24/2015	7/8/2015	7/14/2015	7/20/2015
7/6/2015	7/15/2015	7/22/2015	7/29/2015	8/5/2015	8/11/2015	8/17/2015
8/3/2015	8/12/2015	8/19/2015	8/26/2015	9/2/2015	9/15/2015	9/21/2015
9/7/2015	9/16/2015	9/23/2015	9/30/2015	10/7/2015	10/13/2015	10/19/2015
9/28/2015***	10/7/2014	10/14/2015	10/21/2015	10/28/2015	11/3/2015***	11/9/2015***
10/19/2015***	10/28/2015	11/4/2015	11/11/2015	11/18/2015	12/1/2015***	12/7/2015***
11/30/2015***	12/9/2015	12/16/2015	12/30/2015	1/6/2016	1/12/2016***	1/18/2016***